

August 7, 2006
Regular Session

Minutes

Members present

Brady Wooten- Chairman
Allen Sneed- Vice- Chairman
Leon Casstevens- Commissioner
Kim Clark Phillips- Commissioner
D.C. Swaim- Commissioner

Others Present

Ron Niland- Temporary Interim Manager
Melinda Vestal-Clerk to the Board

Chairman Wooten called the meeting to order. Attorney Graham had the invocation. The Board had the pledge.

Chairman Wooten asked the Board to amend the agenda to add Andrew Mackie regarding the old gray house.

Public comments

Jerry Bryant discussed his rezoning request which was voted on at the last meeting. He stated there are other businesses in the same area. He would like the Board to reconsider his request.

Minutes

***Commissioner Sneed made the motion to approve the minutes.
Commissioner Casstevens seconded. The Board voted 5-0.**

Economic Development-update/report

Mr. Todd informed the Board about three new site searches. He discussed the recent trip to New York to the Watkins Glen area. There continues to be work on the I-77 interchange.

Commissioner Phillips inquired about BEPCO.

Mr. Todd stated BEPCO continues their move to the Sara Lee building. They seem to be on target and he has no reason to think it will not continue to progress.

Chairman Wooten thanked Mr. Todd for setting up the tour of BEPCO.

Social Services- presentation of plaque, surplus items and lease

Attorney Graham presented a plaque of appreciation to Woodie and Linda Gough for their years of service and dedication to the children of Yadkin County while running the Group Home.

The Board expressed their appreciation.

***Commissioner Phillips made the motion to surplus the following items at the group home: canned goods and frozen food and supplies (donate to Yadkin Christian Ministries), camping trailer, misc. camping supplies, fishing equipment, chandelier and Murray riding mower and shredder. Commissioner Swaim seconded. The Board voted 5-0.**

Chairman Wooten presented the Board the proposed lease with Turning Point Homes.

Attorney Graham stated there is an addition to the contract; adding Yadkin County to their liability insurance.

***Commissioner Phillips made the motion to approve the lease pending the change per Attorney Graham. Chairman Wooten seconded. The Board voted 5-0.**

Planning-board appointments

***Commissioner Swaim made the motion to appoint Charles Holden to the Planning Board as a primary member replacing Allen Wagoner and to reappoint Mark Hollar as an alternate on the Planning Board. Commissioner Phillips seconded. The Board voted 5-0.**

***Commissioner Phillips made the motion to appoint Kim Bates to the Planning Board. Commissioner Swaim seconded.**

Commissioner Phillips commented Kim Bates had served as Planning Supervisor and is well qualified.

The Board voted 2-3. Commissioners Wooten, Sneed and Casstevens opposed.

***Commissioner Sneed made the motion to appoint Athalee Dinkins to the Planning Board. Commissioner Casstevens seconded. The Board voted 3-2. Commissioners Swaim and Phillips opposed.**

The Board discussed the appointments to the Board of Adjustments.

Commissioner Phillips suggested the Board table these appointments to the next meeting.

Information Services- surplus

***Chairman Wooten made the motion to surplus computer monitors not used by the county and to check with other agencies to see if they can use them. Commissioner Sneed seconded. The Board voted 5-0.**

Public buildings-maintenance

The Board discussed the roofing estimates for the Agriculture Building and the library.

Mr. Niland reviewed the roofing problems and suggested the Board look into putting a pitch roof on the buildings.

***Commissioner Sneed made the motion to table the bids until bids for pitched roofs can be obtained. Commissioner Casstevens seconded. The Board voted 5-0.**

Chairman Wooten called for a break.

Historical Preservation-Gray House/Mackie Property

Andrew Mackie, Preservation of Yadkin County, stated the purpose of this group is to preserve and protect natural and historical places. He asked the Board to postpone the burning of the old gray house. He said there has been a breakdown in communication and that the group just found out that the house was going to be burned. He would like to have time to decide what to do with the house.

Chairman Wooten asked how long?

Andrew Mackie stated an indefinite postponement. He stated the group would keep the Board informed of the progress.

Commissioner Phillips asked what options would the group be looking at; purchasing the house, moving it and does the Historical Committee have any money?

Andrew Mackie stated the group is upset with the thought of the house being destroyed. The house should be utilized to promote tourism, but at this time the committee has no specific use for the house, but he would be interested in working with the town and the county.

Commissioner Phillips inquired about funds to restore the house.

Andrew Mackie stated there are no funds in the bank but they do have a line of credit and other sources they could check with.

Frances Casstevens, Preservation of Yadkin County, asked what does the county plan to do with the property.

Commissioner Phillips stated the Grape Festival Committee wants more area for the festival. She commented the county could sell the property and use the funds for a new jail.

Commissioner Casstevens stated he has no problem with the postponement.

Chairman Wooten asked Mr. Mackie if he could bring back a proposal within two weeks.

Ken Larking, Yadkinville Town Manger, stated the festival is running out of room and saw this as an opportunity to gain some more area since the county was going to tear the house down eventually for other offices. The county, town and Yadkinville Fire Department have worked well together on this project.

Commissioner Phillips stated the value of the property.

Andrew Mackie stated there was a historical inventory done twenty years ago and properties become historical after fifty years.

Jim Drum, Grape Festival President, stated there are more wineries opening in the area and the space is needed and once the area is cleared it can be used for other downtown functions. What is the historical significance of the house and what about the Harding House?

Andrew Mackie stated it constitutes a historical district; its part of Yadkin County's history.

Allen Dunn, Yadkinville Fire Department, stated the affidavit has been signed by the county to burn the house and the fire department has invested \$325 up to this point. The burn is set for August 26th and it cannot be changed per State guidelines.

Chairman Wooten stated the house was discussed earlier and there was nothing said about its historical significance.

Commissioner Sneed stated the property was originally purchased for a new office building; so the house cannot remain on the property. He asked if there was a location where the house could be moved?

Andrew Mackie said they do not have time to move the house.

Frances Casstevens asked if downtown Yadkinville was going to turn into all government buildings with no history left.

***Commissioner Sneed made the motion to delay any action until the next meeting. Commissioner Swaim seconded.**

Commissioner Swaim suggested donating the house to the Historical Society and allow them to move the house.

Commissioner Phillips questioned the financing to move the home.

Andrew Mackie stated the house needed to stay where it is.

Commissioner Phillip stated the Arts Council had purchased the old Wiff's building and they are proposing the same ideas; was the Society aware of their purchase.

Allen Dunn, YVFD, stated he needed to know as soon as possible because the burn involves six other departments.

Andrew Mackie stated they could reimburse the fire department right now.

The Board vote 5-0.

Closed Session

***Commissioner Sneed made the motion to go in closed session per G.S. 143-318.11(a)6), personnel Commissioner Phillips seconded. The Board voted 5-0.**

***Commissioner Phillips made the motion to come out of closed session. Commissioner Swaim seconded. The Board voted 5-0.**

Manager comments

Mr. Niland updated the Board on the water projects.

Commissioner comments

Commissioner Sneed stated that EMS has an opportunity to purchase two demo ambulances for about the same price as a remount.

***Commissioner Sneed made the motion to allow EMS to bid on the two demo ambulances with the budgeted funds of \$165,000. Commissioner Phillips seconded. The Board voted 5-0.**

Chairman Wooten stated at the last meeting the Board voted 2-2 not to approve the rezoning request for Jerry Bryant.

Attorney Graham stated it could be brought back to the table because the motion did nothing either way.

Commissioner Phillips discussed the interpretation of the ordinance.

Mr. Maneri stated the ordinance does say 80% of those who voted can bring it back up or you can wait one year, but legally there was no decision made on the request.

Attorney Graham stated the vote did not change the status.

Commissioner Sneed stated he was not here but he understands the Planning Board took no action. There are properties on Hwy 421 which are very similar to this request and they were approved. Commissioner Sneed discussed advertisements on Reavis Road.

Commissioner Phillips stated she spoke with the IOG on this issue and got some clear instructions. She read the section on zoning regarding the issue; no motion was taken by the Planning Board.

Mr. Maneri stated the area is primarily rural agriculture. There were businesses in the area before zoning went into effect. The Planning Board has several to determine several findings.

Commissioner Casstevens stated there are twelve businesses in the area.

Commissioner Sneed commented that Mr. Bryant has run the business from his home and now he wants to build a small office building on some property across the street he owns.

Commissioner Phillips stated we cannot legally rezone the property. She wants Attorney Graham to get a clear explanation from the IOG.

Mr. Bryant stated he has had a business license for ten years.

Mr. Maneri stated the Planning Board went through the findings of fact but no motion was taken.

Chairman Wooten asked if the Planning Board knew Mr. Bryant had been in business for the past ten years.

Mr. Maneri stated Mr. Bryant was at the meeting but he made no comment.

***Commissioner Casstevens made the motion to approve the zoning request for Mr. Bryant for the property located on Hayfield Road. Chairman Wooten seconded.**

The Board requested Attorney Graham check the legalities.

The Board voted 5-0.

Commissioner Swaim stated the Jonesville Senior Center received high approval from a State inspection.

Commissioner Phillips stated Danny Smith, Chief, Boonville Fire Department and she have been working on the September 11th Program marking its 5th anniversary.

Commissioner Phillips stated the prisoners at the jail have been moved to other counties due to the lack of air conditioning and the temperature in the jail being over 84 degrees; reached a high of 104 degrees. The county is paying \$45 per day per prisoner. The county received a quote of \$300,000 to put in a new cooling system. She stated in the past 24 months the Sheriff has spent \$496,103 housing prisoners in other counties. She commented this money could be used toward building a new jail. She suggested the county sell the Mackie property and use that towards building a new jail.

Commissioner Phillips submitted the following figures:

Inmate Housing Expenses for Yadkin County Jail
July 2004-June 2006

NC Department of Correction (Safekeeping)	\$61,274
NC Department of Juvenile Justice	\$39,060
Wilkes County	\$8,000
Forsyth County	\$1,600
Davie County	\$138,920

Hoots Memorial Cafeteria	\$247,249
Total	\$496,103

Commissioner Sneed stated moving the prisoners are very costly. He stated he looked at UNIFI's T-3 building and there is room in the building to put in pods to house the prisoners. He also suggested putting the air condition on an outside pad and run duct by the first floor which could costing around \$10,000.

Commissioner Phillips stated putting in a duct system is a safety concern. This whole issue is very costly to the county; averaging \$2,000 a day.

The Board discussed the air condition issue at the jail.

Major Widener stated the quote was for a ductless system.

Chairman Wooten asked about the jail report.

Major Widener stated the report has repeatedly mentioned the air conditioning.

Commissioner Phillips suggested selling the Mackie property.

Commissioner Sneed added the property was not purchased to preserve the house.

Commissioner Phillips asked Major Widener what would be the best solution.

Major Widener stated there was not much we could do this year except to get prepared for next year.

Chairman Wooten encouraged the Board to review the issues at the jail.

Commissioner Casstevens suggested putting in temporary air conditioning.

Commissioner Phillips commented that a bus has been donated by Kyle Winslow to Mr. Addis (the man from East Bend whose son was killed in an

ATV accident).

Commissioner Phillips inquired if any action was going to be taken on the letter from Bonnie Sapp or the Tax Office.

***Commissioner Phillips made the motion to deduct property taxes from an employee's check at their request. Commissioner Swaim seconded. The Board voted 5-0.**

Chairman Wooten stated he would like to have the new manager review Ms. Sapp's request.

Commissioner Sneed stated the county did not hire her to allow others to slack off.

Chairman Wooten inquired when the auditors would be here.

Ms. Vestal responded August 14th.

Mr. Maneri handed out information regarding water and sewer. He commented Bobby Todd had set up a meeting with businesses in the proposed area; this particular project is economically driven.

Chairman Wooten suggested Randy Darden with Arcadis come and update the Board at the August 21st meeting.

Chairman Wooten inquired about the park and the request from the ADA.

Ms. Vestal stated she had spoken with the Attorney and informed him that a meeting with the Parks Director and Building Inspector has been set to review the issues at the park.

Chairman Wooten asked to be kept updated on the issue.

Commissioner Casstevens asked to be excused.

Chairman Wooten discussed the issue with BFI and informed the other members that this needs immediate attention. He stated he would like to get a work session planned to discuss this issue.

The Board set a meeting with BFI for August 14th at 7:00 p.m.

Chairman Wooten encouraged the Board to present names at this meeting for the Solid Waste Committee.

Attorney Graham presented the tax report for July.

Chairman Wooten informed the Board that Charlie Walker contacted the office regarding storage at the old Duke Power building. The county has used the building for free, but he now has someone interested in paying to use the building. The county can continue to use the building for \$300 per month.

***Commissioner Swaim made the motion to rent the old Duke Power building for \$300 per month for storage. Chairman Wooten seconded. The Board voted 4-0.**

Chairman Wooten discussed the cost of the rabies vaccination and that the county should be charging enough to cover the vaccination and transportation costs.

***Chairman Wooten made the motion to change the vaccination fee from \$10 to \$25 to cover the actual cost of the vaccination and transportation fees. Commissioner Sneed seconded. The Board voted 4-0.**

Commissioner Sneed suggested Jerry Hutchens, Animal Control Supervisor, come and discuss his staff administering the vaccination.

Recess

***Commissioner Sneed made the motion to recess until August 14th at 7:00p.m. Commissioner Phillips seconded. The Board voted 4-0.**

Melinda Vestal, CMC
Clerk to the Board